039.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	601,200 / 601,200
					USE VALUE:	601,200 / 601,200
					ASSESSED:	601,200 / 601,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SQUERI ENZO C & ANNA R
Owner 2:	
Owner 3:	
Street 1:	15 WELLESLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1865 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	215,800	800	384,600	601,200
Total Card	0.138	215,800	800	384,600	601,200
Total Parcel	0.138	215,800	800	384,600	601,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.39 | /Parcel: 322.39

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	215,800	800	6,030.	384,600	601,200		Year end	12/23/2021
2021	101	FV	208,400	800	6,030.	384,600	593,800		Year End Roll	12/10/2020
2020	101	FV	208,500	800	6,030.	384,600	593,900	593,900	Year End Roll	12/18/2019
2019	101	FV	188,000	0	6,030.	348,500	536,500	536,500	Year End Roll	1/3/2019
2018	101	FV	188,000	0	6,030.	330,500	518,500	518,500	Year End Roll	12/20/2017
2017	101	FV	188,000	0	6,030.	288,400	476,400	476,400	Year End Roll	1/3/2017
2016	101	FV	188,000	0	6,030.	246,400	434,400	434,400	Year End	1/4/2016
2015	101	FV	187,100	0	6,030.	228,300	415,400	415,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3231

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11125-494		5/31/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2010	2171	Re-Roof	1,540					

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/20/2009	Meas/Inspect	189	PATRIOT
3/16/2000	Inspected	276	PATRIOT
2/17/2000	Measured	197	PATRIOT
8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	64.	1.00	3									384,577						384,600	

Total AC/HA: 0.13843 | Total SF/SM: 6030 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 384,577 | Spl Credit | Total: 384,600

PRINT

Date	Time
12/29/21	22:47:40

LAST REV

Date	Time
09/09/19	11:03:24

apro

User Acct / GIS Ref / GIS Ref / Insp Date

26108

10/31/18

!3231!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	26108
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293236
Depreciation:	77414
Depreciated Total:	215822

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

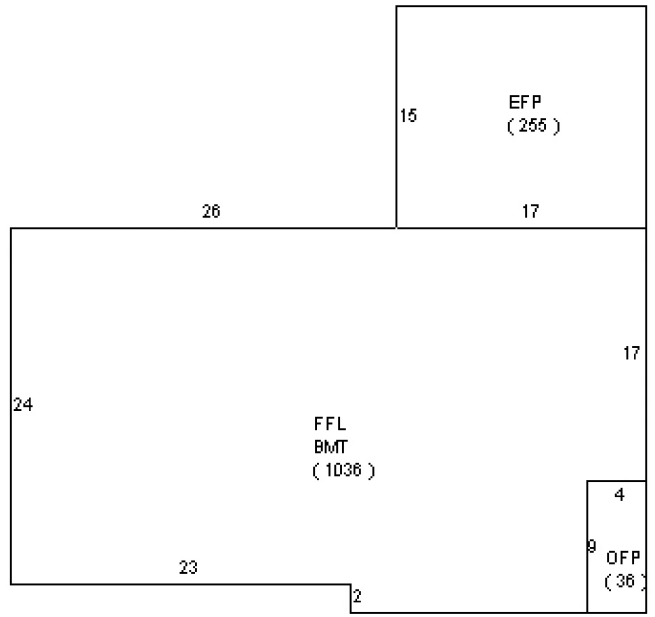
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.65
Special Features:	0	Val/Su Net:	91.32
Final Total:	215800	Val/Su SzAd	208.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,036	60.940	63,138
FFL	First Floor	1,036	133.650	138,461
EFP	Enclos Porch	255	37.520	9,568
OFP	Open Porch	36	43.560	1,568

Net Sketched Area:	2,363			Total:	212,735
Size Ad	1036	Gross Area	2363	FinArea	1865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2008	0.00	T	8.8	101						
19	Patio	D	Y	1	9X28	A	FR	2000	3.74	T	19	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800